

ARTICLE 10: RS RESIDENTIAL SUBURBAN LOW DENSITY RESIDENTIAL DISTRICT

10.1 Intent:

The RS District is intended to provide for decreasing densities of development in the outlying areas away from the Central Business District. The RS District is intended to provide larger lot sizes in which the green space desired is entirely within the lot. The District also encourages the formation of cluster-type developments and planned unit developments (PUDs), which leave unbuildable areas open for common use.

10.2 Principal Permitted Buildings/Structures and Uses:

The following buildings/structures and uses are permitted in the RS District:

- A. Single-family dwellings.
- B. Planned Unit Developments containing any combination of single-family, duplex, townhouse and multi-family dwelling units, subject to the provisions of Section 21.5 19.4.
- C. Houses of worship.
- D. Public schools and private educational institutions.
- E. Public/governmental buildings and properties which are cultural, recreational, administrative or public service in nature, but not including storage yards, warehouses or garages.
- F. Parks, playgrounds and community centers.
- G. Fire and rescue services, provided that the property to be utilized is located adjacent to an existing or planned arterial road.
- H. Cemeteries.

10.3 Accessory Permitted Buildings/Structures and Uses:

The following accessory buildings/structures and uses are permitted in the RS District:

- A. Those buildings, structures and uses customarily accessory and incidental to the principal permitted uses and authorized special exceptions of the RS District.
- B. Parking, in accordance with Article 23.

- C. Fences, in accordance with Section 5.10.
- D. Private swimming pools, provided that an enclosure/barrier is installed as required by the Frederick County Building Code, and maintained to that level.
- E. Home occupations and resident professional offices, in accordance with Section 5.11.
- F. Signs, in accordance with Article 22.

10.4 Special Exceptions:

The following buildings/structures and uses are permitted in the RS District with Board of Appeals approval only. Conditions of approval may be imposed by the Board of Appeals.

- A. Child care centers, provided they meet the Child Care Administration's Licensing requirements for commercial child care facilities.

10.5 Height Restrictions:

No building/structure in the RS District may exceed forty feet (40') in height, except as provided by Section 21.3(C).

10.6 Lot Area, Width, and Setback Requirements of the RS District

PRINCIPAL PERMITTED AND SPECIAL EXCEPTION USES	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT AREA PER DWELLING UNIT OR USE (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	FRONT YARD* SETBACK (FT.)	REAR YARD SETBACK (FT.)	SIDE YARD** SETBACK (FT.)	OTHER SETBACK REQUIREMENTS
Public utilities				30	50	30	
Single-family dwelling units	10,000		80	25	30	10	
Houses of worship				40	100	100	
Schools				40	100	100	
All others				30	50	30	

*As measured from the lot line (does not include a portion of the right-of-way).

**Corner lots shall provide two front yards and one side yard.